



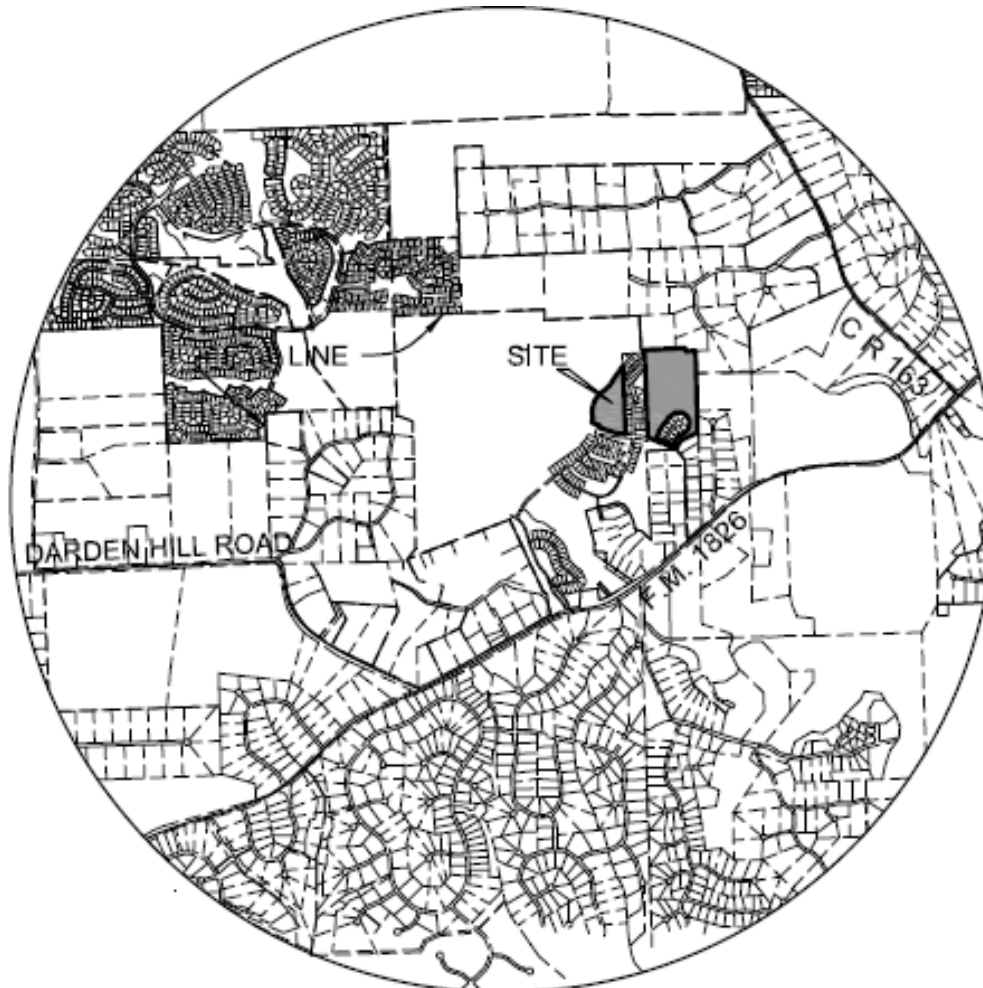
## Planning & Zoning Commission Planning Department Staff Report

**P & Z Meeting:** August 10, 2021  
**Project Number:** SUB2021-0040 – Parten Ranch Phase 3 Final Plat  
**Report From:** Chad Gilpin, PE – City Engineer

### Item Details

**Project Name:** Parten Ranch Phase 3 Final Plat  
**Property Location:** In the City of Dripping Springs ETJ, generally located north of FM 1826 off Parten Ranch Parkway.  
**Legal Description:** 60.41 acres of land in the Seaborn J. Whatley Survey A-18 & the Lamar Moore Survey A-323 & a portion of the 531.542 acre recorded in Doc. 2016-16004247 of Hays County, Texas  
**Applicant:** Lauren Crone, PE – LJA Engineering  
**Property Owner:** HM Parten Ranch Development, Inc.  
**Request:** Approval of Final Plat

### Property Location



# Planning Department Staff Report

## Staff Recommendation

Staff recommends denial of the FINAL PLAT for reasons setforth in the attached comment response letter.

## Site Information

### Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

### Project Summary:

Parten Ranch is a 531.75-acres low density single-family residential development that is planned to include up to 575 single-family residential lots with a maximum 20% net impervious cover. The Parten Ranch Concept Plan was approved with the development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

The applicant states that the proposed Phase 3 FINAL PLAT is for 60.41 acres and will include 62 single-family lots and 12 drainage/open space lots. Review comments have requested that lot count discrepancy in Phase 3 be clarified.

**Access:** Access will be via Parten Ranch Parkway from FM 1826 and a second access via Kinnikinik Loop to FM 1826.

**Impervious Cover:** The Development Agreement limits impervious cover (IC) to a maximum of 20%. Phases 1, 2, 3 & 5 currently add up to 10% IC.

**Water:** Service will be provided by West Travis County PUA

**Wastewater:** Service will be provided by Springhollow MUD and treatment provided by Hays Co. MUD #5

## Previous Actions/Actions by Other Jurisdictions

- This is the first time this plat application has been considered by P&Z.
- ESD#6 approval is pending
- Hays County 1445 approval is pending

## Outstanding Comments

Staff reviewed the proposed plat against the city's code of ordinances, and the outstanding comments are attached.

## Attachments

Exhibit 1 – Proposed Final Plat

Exhibit 2 – Staff Comments

Recommended Action:	Recommend denial of the request.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A